



Department of Community Development Long Range Planning

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Memorandum

DATE: July 22, 2005

TO: Planning and Zoning Commission
City Council

FROM: Michael Raber, Senior Planner
Department of Community Development

DISTRIBUTION: Community Development Director
City Manager
Management Assistants
Department Heads

SUBJECT: **Status Report – Land Use and Population, July 1, 2005**

Section 4.2.2 of the Growth Area Element of the Sedona Community Plan recommends on-going monitoring of:

- Residential densities and number of housing units developed in all land use categories to evaluate consistency with land use projections and growth management goals.
- Developed/Undeveloped acreage for all land use categories
- New residential project densities vs. units allowed by original zoning

This report addresses the status of these items and updates other land use conditions and projections from the Community Plan as well.

The attached status report was prepared in July 2005 for conditions as of July 1, 2005.

Status Report – Land Use and Population

July 1, 2005

Current Population and Housing Estimates

Table 1 provides a comparison of 1995 and 2000 census data with Department of Economic Security (DES) and Department of Community Development population estimates for 2001 through 2005. **Table 2** provides Department of Community development population and housing estimates. From **Table 1**, Department of Community Development estimates Sedona's year-round population for July 1, 2005 at 11,023 based on DES estimates from July 2004. In **Table 2**, Department of Community Development estimates the July 1, 2005 population at 11,056 based on year-round housing units using 2000 vacancy rates and persons per household. The Department of Community Development also estimates that there were 6,167 total housing units in the City as of July 1, 2005.

Table 1 Year-Round Population
Historic Resident Population Growth in Sedona, Yavapai and
Coconino Counties, and Arizona, 1995 – 2005
DES Census and Estimates

Year	Sedona	Yavapai County	Coconino County	Arizona
July 1995	8,990	130,300	110,750	4,228,900
July 2000	10,230 ¹	167,517	116,320	5,130,632
July 2001	10,429 ²	175,305	122,770	5,319,774
July 2002	10,540 ³	180,260	125,420	5,472,750
July 2003	10,700 ⁴	186,875	128,925	5,629,800
July 2004	10,900 ⁵	196,720	129,570	5,832,150
July 2005	11,023 ⁶	203,665 ⁷	131,994 ⁷	No data available

Sources: 1995 US Special Census, 2000 US Census, Department of Economic Security (DES) estimates – 2001, 2002, 2003 and 2004, and City of Sedona, Department of Community Development (2005)

- 1 July 2000 population estimate for Sedona only (City of Sedona estimate). All others are April 2000 US Census. April 2000 US Census for Sedona is 10,192. City of Sedona estimates July 2000 population as 10,230 based on 21 finalized residential building permits for April, May and June 2000 x 2.065 persons per household x .867 occupancy rate (2000 Census)
- 2 July 2001 population estimate (DES). City of Sedona estimates July 2001 Sedona population as 10,400 based on July 2000 estimate plus 95 total housing units [finalized building permits and 170 persons (95 x .867 x 2.06)]
- 3 July 2002 population estimate (DES). City of Sedona estimates July 2002 Sedona population as 10,605 based on July 2001 estimate plus 115 total housing units [finalized building permits and 205 persons (115 x .867 x 2.06)]
- 4 July 2003 population estimate (DES). City of Sedona estimates July 2003 Sedona population as 10,772 based on July 2002 estimate plus 93 total housing units [finalized building permits and 167 persons (93 x .867 x 2.06)]
- 5 July 2004 population estimate (DES). City of Sedona estimates July 2004 population as 10,933 based on July 2003 estimate plus 90 total housing units [finalized building permits and 161 persons (90 x .867 x 2.06)]

- 6 City of Sedona population estimate based on July 2004 DES estimate plus 69 total housing units [79 finalized building permits and removal of 10 multi-family units = 69 units and 123 persons (69 x .867 x 2.06)]
- 7 Draft DES Population Projections (2005-2055) - March 2005

Table 2

Seasonal and Total Population – Sedona (2000 – 2005)

Year	Year-Round Population	Seasonal Home Population	Total Population	Total Housing Units	Year-Round Housing Units	Vacant Units	Seasonal Units
July 2000	10,230 ¹	896 ⁴	11,126	5,705 ²	4,946 ²	759	448 ³
July 2001	10,400 ⁵	912 ⁴	11,312	5,800 ⁵	5,028 ⁶	772	456 ⁶
July 2002	10,605 ⁷	930 ⁴	11,535	5,915 ⁷	5,128 ⁸	787	465 ⁸
July 2003	10,772 ⁹	942 ⁴	11,714	6,008 ⁹	5,209 ¹⁰	799	471 ¹⁰
July 2004	10,933 ¹¹	956	11,889	6,098 ¹¹	5,287 ¹²	811	478 ¹²
July 2005	11,056 ¹³	968	12,024	6,167 ¹³	5,347 ¹⁴	820	484 ¹⁴

- 1 Based on US Census (April 1, 2000) population of 10,192 and 5,684 total housing units. Added 21 finalized housing units (April – June 2000) and 38 persons (21 x .867 occupancy x 2.06 persons per household)
- 2 Based on US Census (April 1, 2000) of 4,928 occupied housing units. Added 18 units (April – June 2000) based on .867 occupancy rate (21 finalized permits).
- 3 Seasonal units based on 2000 Census (April 2000) of 446 units (or 59% of 756 vacant units). Added 3 vacant units (April – June 2000) or 2 seasonal units for 759 and 448, respectively.
- 4 Estimated using seasonal units x 2 persons per household.
- 5 Estimated based on 2000 US Census (adjusted to July) and adding 95 total housing units (finalized building permits) and 170 persons (95 x .867 x 2.06)
- 6 Same methodology as #2 and #3 above – Added 82 year-round units and 8 seasonal units.
- 7 Based on July 2001 City of Sedona estimate and adding 115 total housing units (finalized building permits) and 205 persons (115 x .867 x 2.06)
- 8 Same methodology as #2 and #3 above (added 100 year-round units, 15 vacant units and 9 seasonal units)
- 9 Based on July 2002 City of Sedona estimate and adding 93 total housing units and 167 persons (93 x .867 x 2.06)
- 10 Same method as #2 and #3 above (added 81 year-round units, 12 vacant units and 6 seasonal)
- 11 Based on July 2003 City of Sedona estimate and adding 90 total housing units and 161 persons (90 x .867 x 2.06)
- 12 Same method as #2 and #3 above (added 78 year-round units, 12 vacant units and 7 seasonal units)
- 13 Based on July 2004 City of Sedona estimate and adding 69 total housing units (79 total units minus 10 apartment units that were removed) and 123 persons (69 x .867 x 2.06)
- 14 Same method as #2 and #3 above (added 60 year-round units, 9 vacant units and 6 seasonal units)

Existing Land Use

Tables 3 and **4** present a comparison of 1990, 1998 and 2005 land use in Sedona.

As of July 1, 2005, the land available for development decreased by 8% since July 1998. During this period, residential lands available for development decreased by approximately 9%. The total residential land base was therefore 67% built out on July 1, 2005. A total of 462 new residential units were completed between July 1, 2000 and July 1, 2005 or 92 per year for the last five years. The historical average number of housing units constructed each year is 124 based on the last 25 years of development.

Since July 1998, available commercial (including Lodging) lands decreased by 8% leaving the total commercial and lodging land base 78% built out by July 1, 2005.

Table 3 - Existing Land Use (August 1990, August 1998, and July 1, 2005)

Primary Land Use	Developed Lands Total Acres			Undeveloped Lands Total Acres			% of Available Lands Developed ⁴			Total Lands		
	1990	1998	2005	1990	1998	2005	1990	1998	2005	1990	1998	2005
Single-Family Residential very low density (0-1 units/2 acres)	199	260	325	345	204	139	36.6%	56.0%	70.0%	544	464	464
Single-Family Residential low density (1 unit/2 acre - 2 units/acre)	383	415	537	702	545	409	35.3%	43.2%	56.8%	1,085	960	946
Single-Family Residential medium density (2-4 units/acre)	1,065	1,378	1,520	1,325	810	674	44.6%	63.0%	69.3%	2,390	2,188	2,194
Single-Family Residential high density (4-8 units/acre)	79	92	95	39	9	6	66.9%	91.1%	94.1%	118	101	101
Multi-Family Residential (4-12 units/acre)	54	75	83	70	79	52	43.5%	48.7%	61.5%	124	154	135
Mobile Home Parks	54	48	48	0	0	0	100%	100%	100%	54	48	48
General Commercial	175	218	225	207	116	101	45.8%	65.3%	69.0%	382	334	326
Lodging	100	141	175	---- ⁵	40	14	100%	77.9%	92.6%	100	181	189
Public/Semi-Public ¹	352	446	524	---- ¹	62	10	100%	87.8%	98.1%	352	508	534
Parks/Public Open Space ²	61	126	126	0	25	25	----	83.4%	83.4%	61	151	151
Private Open Space ³	75	244	246	0	0	1	100%	100%	100%	75	244	247
SUBTOTAL	2,597	3,443	3,904	2,688	1,890	1,431	49.1%	64.6%	73.2%	5,285	5,333	5,335
National Forest Lands	0	0	0	5,851	5,759	5,759	----	----	0.0	5,851	5,759	5,759
State Lands	5	5	5	58	12	12	----	29.4%	29.4%	63	17	17
Area in street right-of-way & other small parcels	562	652	650	0	0	0	100%	100%	100%	562	652	650
TOTAL	3,164	4,100	4,559	8,597	7,661	7,202	53.5%	68.3%	76.0%	11,761	11,761	11,761

¹ Includes cemetery, airport, schools, Chapel of the Holy Cross (10 acres) and USFS Ranger Station on National Forest Land, churches, fire stations, municipal uses.

² Includes Sugar Loaf property (10 acres), Posse Grounds Community Park, Jordan Park and other park sites.

³ Includes open space within private developments - not available for residential and commercial units.

⁴ Per existing zoning (does not include National Forest lands).

⁵ Undeveloped vs. Developed was not calculated prior to 1998 data. Includes undeveloped, approved projects

Source: City of Sedona; IS/GIS Division

Table 4
Existing Residential Land Use - August 1990, August 1998, July 1, 2005

Primary Land Use ¹	Total Lands (acres) ²			Developed Lands (acres)			Undeveloped Lands (acres)			Percent of Available Lands Developed ²		
	1990	1998	2005	1990	1998	2005	1990	1998	2005	1990	1998	2005
Single-Family Residential very low density (0-1 du/2 ac)	544	464	464	199	260	325	345	204	139	36.6	56.0	70.0
Single-Family Residential low density (2 du/ac)	1,085	960	946	383	415	537	702	545	409	35.3	43.2	56.8
Single-Family Residential medium density (2-4 du/ac)	2,390	2,188	2,194	1,065	1,378	1,520	1,325	810	674	44.6	63.0	69.3
Single-Family Residential high density (4-8 du/ac)	118	101	101	79	92	95	39	9	6	66.9	91.1	94.1
Multi-Family Residential (4-12 du/ac)	124	154	135	54	75	83	70	79	52	43.5	48.7	61.5
Mobile Home Park	54	48	48	54	48	48	0	0	0	100	100	100
Total Residential Lands (acres):	4,315	3,915	3,888	1,834	2,268	2,608	2,481	1,647	1,280	42.5	57.9	67.1

¹ Per existing zoning

² Most of the "loss" in acreage between 1990 and 1996 is due to subtraction of roads and open space in developed areas.

Source: City of Sedona; IS/GIS Division

Table 5

Existing Land Use and Additional Potential Housing Units - July 1, 2005 Residential Lands - Developed/Undeveloped											
Land Use Density	Total Acres	% of Total Residential Acreage July 1, 2005	Developed ¹		Undeveloped				Additional Potential Housing Units (gross)	Potential Net ⁶ Units	Total Potential Housing Units ⁶ (net)
			Acres	Units	Subdivided Acres	Subdivided Units (vacant lots)	Unsubdivided Acres ²	Unsubdivided Units ³ (gross)			
Single-Family very low density (1 DU/2 AC max)	464	12%	325	124	71	34	68	34	68	22	56
Single-Family low density (2 DU/AC max)	946	24.3%	537	541	230	280	179	179*	459	115	395
Single-Family medium density (4 DU/AC max)	2,194	56.4%	1,520	3,592	465	970	209	711*	1,681	455	1,425
Single-Family high density (8 DU/AC max)	101	2.6%	95	529	6	28	0	0	28	0	28
Multi-Family medium/high density (12 DU/AC max)	135	3.5%	83	881	16	214	36	434	648	278	492
Mobile Home Parks	48	1.2%	48	342	0	0	0	0	0	0	
TOTAL	3,888	100.0%	2,608	6,009⁵	788	1,526⁴	492	1,358	2,884	870	2,396

¹ Developed Acres - Developed Units: Unsubdivided and subdivided (occupied parcels/developed units)

² Undeveloped, Unsubdivided Acres: Gross acres available

³ Potential Unsubdivided Units remaining for development if developed to maximum zoning potential (gross acres).

* Medium density calculated at 3.4 units / acre (Average of RS-18 = 2.4 and RS-10 = 4.4)

* Low density calculated at 1 unit/acre – consistent with existing zoning of RS-35 and RS-36

- 4 1,312 vacant single-family lots
- 5 2000 Census counted 5,684 units. Estimated housing units for July 1, 2005 were 6,167 based on 483 finalized building permits added to the original Census figure. The 158-unit discrepancy is possible since single-family units are counted as one unit per lot in the database (6,009 total units). Single-family units within the medium density category that may have been counted by the Census, but are non-conforming to existing zoning, may yield a higher unit figure that, although accurate, cannot be reconciled with the land use density data. Some housing within commercial zones may also exist that has not been inventoried. In addition, the Census may count some timeshare units as seasonal, vacant residential.
- 6 Based on 64% of maximum allowable zoning density for unsubdivided, undeveloped gross units.

Table 5 provides a comparison of residential acreage and housing units, including the maximum potential additional housing units for each residential category based on gross and net acreage and zoning. Net acreage and units are also discussed under Land Use Projections.

Table 6 provides an update to the number of built and approved lodging units in the City. As of July 1, 2005, there were 2,228 hotel, resort and timeshare units built or under construction and an additional 327 units approved.

Of these 327 lodging units that are approved, but not developed, timeshare units make up 196 of these 327 units, 58 of these units are “lockout” suites. An additional “unit factor” has been calculated for these units (see **Table 7**).

Table 6
Lodging Units – City of Sedona (1990 – June 2005)

	Total Units 1990	New Units 1990-1997	Total Units 1997	Percent Increase 1990-1997	New units 1997 – July 2005	Total Units July 1, 2005 ³	Percent Increase 1997-2005 ¹	New Units Future (approved, undeveloped)	Total Units (including approved undeveloped)	Percent Increase (from July 2005)
Hotel/Motel/Resort/Bed & Breakfast	997	+279	1,276	28%	+237	1,513	19%	+131	1,644	9%
Timeshares	68	+345	413	507%	+302	715 ¹	73%	+196 ²	911	27%
TOTAL	1,065	+624	1,689	59%	+539	2,228	32%	+327	2,555	15%
RV Parks	93	-9	84	-10%	0	84	0	-45	39	-54%
TOTAL	1,158	+615	1,773	53%	+539	2,312	30%	+282	2,594	12%

Source: 1997 & 2005 figures from the City of Sedona Building Permit records through June 2005; and phone survey conducted in November 1996.

1990 figures from the Sedona Community Plan (November, 1991) and Economic Base Study (December, 1990) – Sunregion Associates, Inc. Note: 1990 figures updated by the City of Sedona to include units originally omitted.

- 1 347 units have lock-out suites.
- 2 58-units have lock-out suites
- 3 Includes lodging units built or under construction.

Table 7
Lodging Units – Including Timeshare Lockouts

Unit Type	Total Units 1990	Addt'l Units	Total Units 1997	Addt'l Units	Total Units 2005	Addt'l Units	Total Units ⁴ (including future approved, undeveloped)
Hotel, Motel, Resort & B&B	997	+279	1,276	+237	1,513	+131	1,644
Timeshares	68	+345 ¹	413	+302 ²	715	+196 ³	911
Additional Unit Factor – Lockouts*	0	+25	25	+62	87	+15	102
Total Lodging	1,065	+649	1,714	+601	2,315	+342	2,657

1 100 units are lockouts (additional unit factor = $100 \times 0.25 = 25$)

2 247 units are lockouts (additional unit factor = $247 \times 0.25 = 62$)

3 58 units are lockouts (additional unit factor = $58 \times 0.25 = 15$)

4 Approved, undeveloped (assumes no additional approvals)

*Additional unit factor based on number of timeshare lockouts multiplied by 25%. This is based on development approvals that require $\frac{1}{4}$ additional parking spaces for each lockout unit.

Commercial Land Use

As illustrated in **Table 8** in 1990 approximately 57% of the commercially zoned land was developed. In August 1998, this increased to approximately 70% and in July 2005, approximately 78% of the commercially zoned land was developed.

Table 8

City of Sedona Existing Commercial and Lodging Land Use Acreage for August 1990, August 1998 and July 2005

Land Use	Total Lands (acres)			Developed Lands (acres)			Undeveloped Lands (acres)			Percent of Available Lands Developed		
	1990	1998	2005	1990	1998	2005	1990	1998	2005	1990	1998	2005
General Commercial	382	334	326	175	218	225	207	116	101	46%	65%	69%
Lodging	100	181	189	100	141	175	0(1)	40	14	(1)	78%	93%
TOTAL	482	515	515	275	359	400	207	156	115	57%	70%	78%

1 There was no separate zoning district for lodging in 1990. Lodging uses were allowed under General Commercial zoning.

POPULATION AND HOUSING PROJECTIONS

Year-Round Population Forecasts

Two sets of population and employment projections were originally prepared for the **Sedona Community Plan** in 1990 as part of the Economic Base Study. These were identified as *Trends and Aggressive* growth projections. The Trends (or low-end) projections were based on the assumption that the number of housing units during each five-year period from 1990 to 2010 would increase at the average annual rate experienced from 1980 to 1990 and that the average household size would decline from an estimated 2.02 - 1.96 persons per household from 1990 to 2010. Aggressive (or high-end) projections were determined, in part, from the February 1990 Department of Economic Security (DES) year-round population projections with the same projected decline in average household size used in the Trends projections. The February 1990 DES projections assumed a much more robust rate of growth than the Trends projections.

The original 1990 year-round population projections for the City were as follows:

	<u>1995</u>	<u>2000</u>	<u>2005</u>	<u>2010</u>
Trends	8,939	10,002	11,204	12,399
Aggressive	10,070	11,700	13,265	14,950

Based on the fact that the actual 1995 Sedona population was 8,990, and the actual 2000 population was 10,230 (adjusted to July) it is apparent that from 1990 - 2000, Sedona has grown more consistent with the Trends projections originally forecast in 1990. This trend is also consistent with DES projections that were updated on an annual basis between 1990 and 2000.

The updated year-round population projections are depicted in **Table 9** below, using two different methodologies. Both scenarios are also compared with the May 12, 1997 Sub-County Population Projections prepared by the DES (DES has not updated projections since 1997. However, a new series of projections will be prepared in late 2005.).

Low-End Projections

Updated low-end projections have been prepared assuming that the number of housing units during each five-year period from 2000 to 2015 will increase at the same rate experienced from 1995 - 2005 and assuming an average household size of 2.07 persons per household (using an average of 1995 and 2000 household sizes of 2.08 and 2.06 respectively). The forecasted 2015 population based on the low-end projection is 12,876.

High-End Projections

The updated high-end projections simply project the 1990 - 2000 total growth of 2,510 persons for 2005 through 2015. The forecasted 2015 population based on the high-end projection is 13,556.

Mid-Range Projections

A 2015 mid-range year-round population of **13,221** will be utilized, which falls midway between the Low and High forecasts. This reflects total 10-year growth of 20 percent. This Mid-Range scenario is also depicted in **Table 9**. If growth trends follow the pattern experienced from 1990 through 2005, the 2015 population should be more or less consistent with this Mid-Range forecast.

Table 9

Range of Year-Round Population Projections

	<u>2000¹</u>	<u>2005²</u>	<u>2010</u>	<u>2015</u>
Low-End³	10,230	11,056	11,966	12,876
High-End⁴	10,230	11,056	12,311	13,566
DES (1997)⁵	10,100	11,230	12,400	13,521
Mid-Range⁶	10,230	11,056	12,139	13,221

1 Actual 2000 population (US Census) = 10,192. Adjusted to July 2000 by City of Sedona Department of Community Development.

2 Based on City of Sedona estimates for 2001 – 2005 and 2000 Census (See Page 2, Current Population and Housing Estimates)

*3 Based on yearly average of housing units (101/year) from July 1995 to July 2005, an 86.7% occupancy rate (2000 US Census) and 2.07 persons/household (Average of 1995 and 2000 figures of 2.08 and 2.06). Yields 88 year-round occupied units/year and 910 persons/five years.

4 Based on total year-round population growth experienced from 1990-2000 (2,510) projected for 2005 – 2015.

5 Sub-County Population Projections - DES, May 12, 1997

6 Mid-Range projection is an average of Low and High-End scenarios

* Notes on Low-End Methodology - The actual number of total housing units in July, 1990 was 4,658 and the actual occupancy rate was 82%. The 2000 US Census shows 5,705 total housing units (adjusted to July) an 86.7% occupancy rate and 2.06 persons per household. Finished building permits added to the 2000 Census data yield 6,167 total housing units for July 2005.

Using 2005 data, a new Low-End projection can be calculated based on the average yearly number of housing units from 1995 - 2005. 101 units multiplied by the 2000 occupancy rate of 86.7% yields 88 year-round occupied units per year. 88 units multiplied by an average household size of 2.07 persons = 182 persons per year and 910 persons per five years.

Seasonal and Total Population Forecasts

Table 10 depicts the projected Mid-Range year-round seasonal (or part-time resident) and total (combined year-round and seasonal) population from 2000 through 2015 based on a 13.3% vacancy rate (rate of the 2000 US Census), a 59% utilization of vacant units by seasonal residents (the 2000 US Census results) and 2 persons per household (Economic Base Study) for seasonal units. As illustrated in **Table 10**, Sedona's seasonal population is projected to be **1,156** and the total population projected to be **14,377** by 2015. If growth trends follow the pattern experienced from 1990 through 2005, the 2015 seasonal and total population is likely to be consistent with this forecast. The original Mid-Range 2010 seasonal and total populations forecast in 1990 (**Sedona Community Plan**) were 2,125 and 15,800. The revised mid-range 2010 seasonal and total population forecasts are 1,062 and 13,201.

Table 10

Population and Housing Unit Projections (2000 - 2015) Using Mid-Range Population Forecasts					
Year	Year-Round Population	Seasonal ³ Population	Total ³ Population	Year-Round Housing Units	Total Housing Units
2000 ¹	10,230	896	11,126	4,946	5,705
2005 ²	11,056	968	12,024	5,347	6,167
2010 ³	12,139	1,062	13,201	5,864	6,764
2015	13,221	1,156	14,377	6,387	7,367
Year 2015 Total Increase	2,991	260	3,251	1,441	1,662
% Change 2000 – 2015	29.2%	29.0%	29.2%	29.1%	29.1%

1 Adjusted 2000 population from 2000 US Census (adjusted slightly for July 2000). Seasonal population estimate based on 2000 US Census count of 446 Seasonal units plus two added for July 2000 and two persons per household (Economic Base Study - Sunregion Associates, Inc. Dec. 1990)

2 City of Sedona estimates for 2005 (See Page 2 – Current Population and Housing Estimates)

3 Mid-Range forecasts based on projected five-year increases of year-round mid-range population (from Table 9) divided by 2.07 persons per household for year-round occupied units divided by 86.7% occupancy (2000 US Census) for total housing units. Difference between Total and Occupied units multiplied by 59% seasonal occupancy rate of vacant units and multiplied by two persons per household (Economic Base Study) yields Seasonal Population.

3 The original seasonal home population projected in 1990 by the Community Plan for 1995 was represented in a range from 1,368 to 1,538. The current estimate for July 2000 is 896. One significant reason why the current estimate is lower than this range is that the Economic Base Study was prepared using different methodology to determine seasonal units (90% of vacant units vs. the 2000 US Census determination of 59% of vacant units) and that the vacancy rate was much higher (18% in 1990 and 16.8% in 1995) than 2000 US Census (13.3%). This means that the number of seasonal housing units is much lower than originally estimated and projected. The total population (Seasonal plus year-round) for 2000 originally projected in the Community Plan ranged from 11,556 to 13,514. The revised estimated July 2000 total population was 11,126.

Housing Projections

From April 1980 to mid-year 2000, there was an overall housing unit increase of 2,628 units (85.4%) or approximately 131 housing units per year for a July 2000 housing unit total of 5,705 units. The period from 1980 - 1990 experienced a much higher rate of housing growth (51.4% or 158 units per year) than the period from 1990 - 2000 (22.5% or 105 units per year). In 1990, the **Sedona Community Plan** originally projected a range of 5,969 - 6,981 total housing units for July 2000. The actual number of total housing units in July 2000 was 264 units lower than the low end of this range. In 1990, the Community Plan also forecast total housing units for the year 2010 in a range from 7,397 to 8,922 with a mid range forecast of 7,988. As depicted in **Table 10**, the current Mid-Range forecast is for **6,764** total housing units in the year 2010 and **7,367** for 2015. The current estimate is for **8,563** total housing units at buildout.

Land Use Projections

Residential

Table 11 represents a breakdown of the number of potential residential units that could be developed on the available vacant, subdivided lots and undeveloped, unsubdivided lands in the City. This table is a revised version of **Table 28** in the Sedona Community Plan Supplement and has been updated to reflect July 1, 2005 conditions. The 2015 projections have been revised based on the July 1, 2005 data.

Table 11 2015 Residential Land Use

Land Use	July 2005				2015 Projections				
	#1	#2	#3	#4	#5	#6	#7	#8	#9
	Vacant, subdivided lots (July 2005) ¹	Unsubdivided undeveloped gross acres (July 2005) ¹	Units available on unsubdivided, undeveloped acres (July 2005) ²	Total units available (July 2005) ³	Potential # of vacant subdivided lots (2015) ⁴	Unsubdivided, undeveloped gross acres remaining (2015) ⁵	Potential # of units remaining on unsubdivided, undeveloped acres ⁶	Total increase in units (2015) ⁷	Total units available (2015) ⁸
Single-Family Residential very low density	34	68	22	56	17	34	11	28	28
Single-Family Residential low density	280	179	115	395	140	89	57	198	197
Single-Family Residential medium density	970	209	455	1,425	484	104	226*	714	711
Single-Family Residential high density	28	0	0	28	14	0	0	14	14
Multi-family Residential	214	36	278	492	107	18	138	246	246
TOTAL	1,526	492	870	2,396	762	245	432	1,200	1,196

1 From Table 5

2 Number of potential units on unsubdivided, undeveloped gross acres multiplied by 64% (Table 5)

3 Column #1 plus column #3

4 2,396 potential housing units available (July 2005). 1,200 additional housing units estimated to be needed in 2015. 2,396 minus 1,200 = 1,196 units remaining. $1,196/2,396 = 49.9\%$ $49.9\% \times \text{column \#1} = \text{Column \#5}$

5 From (4) above, $49.9\% \times \text{column \#2} = \text{column \#6}$

6 Number of potential units on unsubdivided, undeveloped gross acres multiplied by 64% (*Calculated at 3.4 units/acre)

7 From (4) above, $1,200/2,396 = 50.1\%$. $50.1\% \times \text{column \#4} = \text{column \#8}$

8 Column #4 minus column #8 = column #9

As of July 1, 2005, there were 1,312 vacant single-family lots and an additional 214 approved but unbuilt multi-family units for a total of 1,526 undeveloped, subdivided/approved units (column #1). Column #2 represents the unsubdivided, undeveloped gross acres available in each residential density category, totaling 492 gross acres. Column #3 represents the number of units that can actually be built on the projected net acreage (using the historical development average of 64% of the number of units permitted by zoning), totaling 870 units. Column #4 represents the total units available (adding Columns #1 and #3). On July 1, 2005, there were an estimated 2,396 housing units that could be built on the available residential acreage and vacant lots.

Based on the mid-range population forecasts for 2015, approximately 7,367 total housing units are projected by that year. Based on the estimated 6,167 total existing housing units (July 1, 2005) and the 2,396 potential additional units available, there are 8,563 total potential housing units in the City when the residential land base is built out. Between 2005 and 2015, approximately 1,200 additional housing units could be built (7,367 – 6,167). Columns #5 through #9 depict 2015 projections based on an even distribution of the 1,200 additional housing units. In 2015, the residential lands are projected to be 86% built out based on the 1,196 additional units estimated to be available in that year (column #9).

Residential Buildout Projections

The following "Buildout" projections are based on the assumption that the residential land base and zoning densities will remain the same as they exist today. **Table 12** projects a year-round population of **15,355** and a total population of **16,699** when all of the current available lands are occupied. Approximately **8,563** total housing units would also exist at buildout.

Table 12

Residential "Buildout" Projections (Population and Housing)			
	Current (July 2005)	Additional Potential	Total
Total Housing Units	6,167	2,396	8,563
Occupied Housing Units ¹	5,347	2,077	7,424
Unoccupied Housing Units ²	820	319	1,139
Seasonal Units ³	484	188	672
Year-Round Population ⁴	11,056	4,299	15,355
Seasonal Population ⁴	968	376	1,344
Total Population	12,024	4,675	16,699

¹ Using 86.7% occupancy rate

² Using 13.3% of total housing units (per 2000 Census)

³ Using 59% of unoccupied housing units (2000 Census)

⁴ Using 2.07 persons per household (occupied units) for year-round population and 2 persons per household for seasonal residential units

Table 13 illustrates a comparison of projected housing and population for 2015 and at buildout. Under the current land base and densities, Sedona will be 84-88% residentially built out by 2015, and will be 90-96% built out by 2020.

Table 13

**Year-Round Population and Housing Projections
2010, 2015 and Buildout**

	2010	2015
Mid-Range Population Forecast	12,139	13,221
DES Projections (Department of Economic Security - Sub-County Population Projections, May 12, 1997)	12,400	13,521
<hr/>		
Approximate Year-Round Buildout Population		15,355
Approximate Total Number of Buildout Housing Units		8,563
Approximate 2015 Year-Round Population (mid-range)		13,221
2015 Percent of Buildout based on Low-end population projections of 101 housing units/year over 10 years = 7,177 housing units		84%
2015 Percent of Buildout based on Mid-Range Year- Round Population Forecasts (and 7,367 housing units)*		86%
2015 Percent of Buildout based on DES Year-Round Population Forecasts		88%

**Mid-range average of 1,083 persons per five years.*

Commercial Land Use and Employment Projections

From **Table 8**, the amount of developed commercially-designated land increased from 57% to 78% from 1990 through July 2005. The portion of the developed commercial land base devoted to lodging uses also increased from 36% to 44% during this period.

Of the 115 undeveloped commercial acres remaining in July 2005, 15 acres have been approved for specific development by the City of Sedona. If these commercial projects are included in the developed commercial land base, 415 acres, or 81% of the

commercially-designated area has been developed or approved for development and 46% of this area is or will be developed with lodging uses.

Estimates for 2010 and 2015 are very approximate with the commercial lands 86% and 92% built out. (see **Table 14**)

It is important to note that these projections are based on an unchanging total commercial land base.

Table 14

Commercial Land Use Projections (Includes Lodging Uses)					
	1990¹	1998¹	2005¹	2010²	2015³
Total Acres (commercial & lodging)	482	515	515	515	515
Total Developed Acres (commercial & lodging)	275	359	400	443	474
Percent Developed	57%	70%	78%	86%	92%
Total Undeveloped Acres (commercial & lodging)	207	156	115	72	41
Percent Undeveloped	43%	30%	22%	14%	8%
Total Developed Acres – Lodging	100	141	175	201	213
Percent of Developed Commercial Acres with Lodging uses	36%	39%	44%	45%	45%

1 From Table 3 (Includes built and under construction and permits issued as of July 1, 2005)

2 Includes 15 acres of approved, undeveloped projects plus an additional 7% growth based on a 21% increase in the percentage of commercial lands developed from 1990 to 2005 or 1.4% per year. Lodging acres calculated based on 14 acres approved plus 41% of additional total acres based on 7% growth ($175 + 14 + 12 = 201$ acres).

3 Same as '2' above. Lodging acres = ($201 + 12 = 213$ acres) If all remaining vacant land is developed with lodging (in Focused Activity Centers), total acreage would be 220. This is unlikely to occur and lodging growth will likely be minimal beyond 200 acres unless occupied commercial land is redeveloped. At 220 acres, lodging would represent 42.7% of commercial acreage at build out. At 201 acres, lodging would represent 39% of the commercial acreage at buildout.

CHANGES IN LAND USE

Recent Changes/Rezoning affecting the Residential Land Base:

Table 15 illustrates the changes in the total residential land base between August 1998 and July 2005. Since August 1998, the single-family residential land base decreased overall by approximately 8 acres and the multi-family land base decreased overall by 19 acres.

In the single-family land base, about three acres were re-designated for office uses and an artist studio, 4.5 acres for lodging, 24 acres for public/semi-public uses and three acres for multi-family uses. Approximately 26 acres were added to the single-family land base. In the multi-family land base, approximately two acres were re-designated as public/semi-public and 22 acres as single-family. Approximately five acres were added.

Table 15
Changes to Total Land Base (Based on Existing Zoning) August 1998 – June 2005

Single-Family Residential

	<u>Aug. 1998</u>	<u>July 2001</u>	<u>July 2005</u>	<u>Change</u>
Total Acreage:	3,713	3,696	3,705	-8

Rezoning

Project/Rezoning Date	1998 Land Use / Zoning	Current Community Plan Designation/Zone	2004 Land Use	Acres
Casitas at Coffeepot (3/28/00)	Multi-family / RS-10a	Multi-family / RM-2	12 unit apartments	-1.0
Morris/Harrison (3/15/00)	T-11 / RS-18b	SPA / RM-1	Duplex	-0.4
Gould Professional Plaza (1/23/01)	T-2 / RS-35	SPA / T-2	Office	-1.3
White Bear Office (2/27/01)	T-2 / RS-35	SPA / T-2	Office / Residence	-0.06
Betatakin Inn (2/27/01)	T-12 / RS-18b	SPA / T-12	15-unit lodge	-3.6
Farley Cabins (3/27/01)	T-12 / RS-18b	SPA / T-12	7-unit lodge	-0.9
Chan Smith (2/26/02)	T-15 / RS-6	SPA / T-15	Duplex	-0.2
Navajo Apartments (4/23/02)	MFRMD / RMH-10	MFRMD / RM-1	Multi-family (Undeveloped)	-1.0
Birch Blvd (7/23/02)	T-9 / RS-10a	SPA / T-9	Triplex	-0.4
Legacy Plaza (10/22/02)	T-2 / RS-35	SPA / T-2	Office (Undeveloped)	-1.3
Foothills South (3/25/03)	SFLD / RM-2	SFLD / RS-18a	Single-family medium density	+20.0

Kaiser (6/22/04)	SFMD / RS-10a	SPA / SU	Artist Studio	- 0.3
Total Acres Rezoned				+9.5
Total Acres Re-designated from Single-family Residential to Public/Semi-Public:				
Buddhist Temple				-13.4
Sedona Charter School				-2.5
School (Kachina Subdivision)				-5.9
Jewish Community Synagogue				-2.0
Total Acres Re-designated as Public/Semi-Public:				-23.8
Total Acres added to Low and Medium Density Single-family (Thunder Mountain Re-plat & Foothills South)				+6.0
TOTAL CHANGE				-8.3

Multi-Family Residential

	<u>Aug. 1998</u>	<u>July 2001</u>	<u>July 2005</u>	<u>Change</u>
Total Acreage:	154	153	135	- 19

Multi-Family Re-Zonings

Project/Rezoning Date	1998 Land Use / Zoning	Current Community Plan Designation / Zone	2004 Land Use	Acres
Arroyo Sienna (4/6/99)	T-11 / C-1	SPA / PRD	Multi-family	+2.0
Casitas at Coffeepot (3/28/00)	MFR / RS-10a	MFR / RM-2	12-unit apartments	+1.0
Morris / Harrison (3/15/00)	T-11 / RS-18b	SPA / RM-1	Duplex	+0.4
Uptown Parking Lot	MFR / RM-3	Public/Semi-Public / P	Parking Lot	-2.0
Chan Smith (2/26/02)	T-15 / RS-6	SPA / T-15	Duplex	+0.2
Navajo Apartments (4/23/02)	MFRMD / RMH-10	MFRMD / RM-1	Multi-family (undeveloped)	+1.0
Birch Blvd (7/23/02)	T-9 / RS-10a	SPA / T-9	Triplex	+0.4
Foothills South (3/25/03)	SFLD / RM-2	SFLD / RS-18a	SFLD	-20.0
Total Acres Rezoned				-17.0
Other:				
Three acres re-designated as Single-family Residential and Open Space (Thunder Mountain Re-plat) and one acre designated as multi-family (Casa Tigava)				-2.0
TOTAL CHANGE				-19.0

Table 16 illustrates the changes in the commercial land base between August 1998 and July 2005. The Commercial and Lodging land base acreage has remained unchanged since August 1998.

Table 16

General Commercial/Lodging

	<u>Aug. 1998</u>	<u>July. 2001</u>	<u>July 2005</u>	<u>Change</u>
Total Acreage:	515	515	515	0

Rezoning

Project/ Rezoning Date	1998 Land Use/ Zoning	Current Community Plan Designation/ Zoning	2005 Land Use	Acres
Arroyo Sienna (4/6/99)	T-11 / C-1	SPA / PRD	Multi-family	- 2
Gould Professional Plaza (1/23/01)	T-2 / RS-35	SPA / T-2	Office	+1.3
White Bear Office Plaza (2/27/01)	T-2 / RS-35	SPA / T-2	Office / Residence	+ .6
Betatakin Inn (2/27/01)	T-12 / RS-18b	SPA / T-12	15-unit lodging	+3.6
Farley Cabins (3/27/01)	T-12 / RS-18b	SPA / T-12	7-unit lodging	+ .9
New (8 lots) Subdivision at Foothills South	Public/Semi- Public/Office Professional	Single-family low density / RS-18a	8 single-family residential lots	-4
Legacy Plaza (10/22/02)	T-2 / RS-35	SPA / T-2	Office (undeveloped) and open space	+1.3 (includes open space)
Kaiser (6/22/04)	Single-family Medium density / RS-10a	SPA / SU	Artist Studios	+.3
Preserve at Oak Creek (4/26/05)	Commercial and Lodging / PD	Commercial and Lodging / PD (revised)	-1.4 general commercial (now 0.9 acres) +0.5 Lodging acre (now 8.5 acres) -57 Lodging units (now 138)	- 0.9 (to private open space)
Sedona Real (5/24/05)	Commercial (FAC) /C-1	Commercial (FAC) / L (expansion)	Lodging	No change
Total Acres Rezoned:				+1.1 (minus open space)

From **Table 17**, since the re-adoption of the Community Plan on June 8, 1998, there has been a net reduction of 221 **potential residential units** and a net gain of 6.8 **commercial and lodging** acres based on the zoning that existed on that date. However, no additional commercial and lodging acres have been added to the land base since August 1998.

Table 17

**Effect of Rezoning on Available (Undeveloped)
Residential Units and Commercial Acreage since June 8, 1998 Community Plan
re-adoption**

Project/ Rezoning Date	Commercial Acres	Previous Zone	Potential Net # of Residential Units ¹	Current Community Plan Designation / Zoning	Approved Land Use/ # of Residential Units
Cliffs (6/23/98)	+2	RM-2	15	Commercial & Lodging / PD	Commercial & Lodging -15
		RS-36	6	Parks / PD	Park site -6
		C-1	0	Commercial & Lodging / PD	Retail, Lodging + 12 residential units
Fairfield (6/22/98)	+3.8	RMH-10	51	SPA / PD	Lodging and Multi-family + 64 Single-family + 16
Arroyo Sienna (4/6/99)	-2	C-1	0	SPA / PRD	Multi-family + 12
Casitas at Coffeepot (3/28/00)	0	RS-10a	4	Multi-family / RM-2	Apartments +12
Morris/Harris on (3/15/00)	0	RS-18b	1	SPA / RM-1	Duplex +2
Uptown Parking lot	0	RM-3	24 ²	Public/semi-public / P	Parking lot -24
Sedona Charter School ³ (1/10/00)	0	RS-35	3	Public/semi-public / RS-35	School -3
Buddhist Temple ³ (11/23/99)	0	RMH-12	31	Single-family low density / RMH-12	Religious Institution -31

Project/ Rezoning Date	Commercial Acres	Previous Zone	Potential Net # of Residential Units¹	Current Community Plan Designation / Zoning	Approved Land Use/ # of Residential Units
Gould Professional Plaza (1/23/01)	+1.3	RS-35	0 (unit on-site)	SPA / T-2	Office / 0 units
White Bear Office Plaza (2/27/01)	+0.6	RS-35	0 (unit on-site)	SPA / T-2	Office / residence / 0 units
Betatakin Inn (2/27/01)	+3.6	RS-18b	0 (unit on-site)	SPA / T-12	15 lodging units / 0 residential units
Farley Cabins (3/27/01)	+0.9	RS-18b	0 (unit on-site)	SPA / T-12	7 lodging units / 0 residential units
Thunder Mountain Re-plat (3/27/01)	0	PRD	43 ⁴	Single-family low density / PRD	Single-family (+14 lots)
Foothills South	-4	OP	0	Single-family low density / RS-18a	Single-family (8 lots) / + 8 units
Chan Smith (2/26/02)	0	RS-6	1	SPA / T-15	Duplex +2
Navajo Apartments (4/23/02)	0	RMH-10	5	Multi-family medium density / RM-1	2 Single-family lots 12 Apartments +14
Birch Blvd (7/23/02)	0	RS-10a	2	SPA / T-9	Triplex +3
Legacy Plaza (10/22/02)	+1.3 (includes open space)	RS-35	1	SPA / T-2	Office
Foothills South (3/25/03)	0	RM-2	154	Single-family low density / RS-18a	Single-family +25
Jewish Community Synagogue ³	0	RS-10b	5	Single-family medium density / RS-10b	Religious Institution -5
Kaiser	.3	RS-10a	0 (unit on site)	SPA/SU	Artists Studios / 0
Kinsey subdivision	0	RS-10a	8	Single-family medium density / RS-10a	Single-family +9
Eagle Rock subdivision	0	RMH-10	24	Single-family medium density / PRD	Single-family +26

Project/ Rezoning Date	Commercial Acres	Previous Zone	Potential Net # of Residential Units¹	Current Community Plan Designation / Zoning	Approved Land Use/ # of Residential Units
Piedras Del Rojo	0	RM-3	13	Multi-family / RM-3	+18
Park Place	0	RM-2	74	Multi-family / RM-2	+88
Vista Montana	0	PRD	0	PRD	+3
Bella Vista (2/8/05)	0	RS-10	6	SFMD / RS-10	Single-family +7
Arroyo Pinion Condos (3/22/05)	0	RM-2	3	MFMD/High density / RM-2	Multi-family +4
Kinsey II (4/26/05)	0	RS-10	6	SFMD / RS-10	Single-family +9
School – Kachina Subdivision (9/14/04)	0	RS-35	0 (unit on site)	SFLD / RS-35	School (public/semi public) -1
Tierra Verde (4.6 acres from Terra Rosa)	0	RS-18	7	SFLD / RS-18	Single-family +9
Preserve at Oak Creek	-1	PD	---	Commercial and Lodging / PD	Commercial / Lodging -6
Total Units:			487		266
Gain/Loss of Residential Units:					-221
Gain/Loss of Commercial Acreage:					+ 6.8 acres

1 Per Community Plan calculations for entire residential land base @ 64% of gross acres (where applicable on larger projects)

2 Based on 12 units/acre.

3 Not a zone change (conditional use permit).

4 43 Multi-family units originally approved